

MINUTES
TELLICO PLAINS PLANNING COMMISSION MEETING
Monday, August 8, 2016

Members Present

Mitch Millsaps, Chair
Mike Atkins, Secretary
Patrick Hawkins, Mayor
Larry Harris, Alderman
Chad Johnson

Members Absent

Others Present

Ruth Viergutz Hawk, Staff
Greg Altum, Press
Bryan Hall

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Millsaps called the meeting to order at 6:00 p.m. Commissioner Atkins moved to approve the June 13, 2016, minutes as submitted. Commissioner Johnson seconded the motion and the motion passed 5-0.

ELECTION OF OFFICERS – CHAIRMAN AND SECRETARY

Commissioner Harris moved to keep the existing officers: Chairman – Mitch Millsaps and Secretary – Mike Atkins. Mayor Hawkins seconded the motion and the motion passed unanimously.

**DISCUSSION OF A SITE PLAN FOR A HARLEY DAVIDSON SHOWROOM/STORE,
TO BE LOCATED ON THE SOUTHEAST CORNER OF THE CHEROHALA SKYWAY
AND MAIN STREET, PARCELS 114.10 & 114.11, TAX MAP 146B, GROUP B, .72
ACRES (Scott Maddux, Applicant)**

Staff reported that a subdivision plat dissolving the interior property line has already been submitted for review. Staff distributed copies of the site plan and a general discussion followed.

The following is a brief summary of the discussion:

- The building will be 4,500 square feet, which generally only needs 18 parking spaces. 30 parking spaces are shown;
- The applicant may wish to increase the parking space width from 9.5' to 10'. Wider parking spaces better accommodate larger vehicles and tourist traffic;
- Recommend a 10' back-up area at the end of the parking aisle so that vehicles parked in the end spaces can easily back out of the spaces;
- To prevent cut-through traffic the owner may not want a vehicular access connection to the adjacent Exxon Station, however, he may want to consider a pedestrian and/or motorcycle access connection to the Exxon Station;
- The town may want to keep in mind that the 15" reinforced concrete pipe under Main Street may need to be replaced if it is not large enough to handle the run-off from this development, which would could cause water back-up and localized flooding;

- In order to reduce the amount of concentrated stormwater runoff, the applicant may wish to use tire stops vs. curbing around the parking lot. This would allow the water to sheet flow to the grass;
- For insurance and fire protection, the existing fire hydrant may be too far from the site and a new fire hydrant may need to be added;
- Options for access to sewer; and
- Bryan Hall reported that the applicant would like to construct the building to fit in with the architectural style in Tellico Plains.

No action was taken. This site plan will be discussed at the 8/9/16 Tellico Plains Mayor and Board of Aldermen meeting.

REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL

None

OTHER BUSINESS

By consensus the commission agreed to have training on Sinkholes at the October planning commission meeting.

ADJOURNMENT

The meeting adjourned at 6:43 p.m.

Secretary

Date